

Property Statement

Prepared By:
Affinity Property Management
116 27th St NE
Cedar Rapids, IA 52402
Phone: 319-393-0814



Statement period 12/1/2023 - 12/31/2023

Statement date 1/18/2024

Summary by property

	Forest Greens Phase I	Forest Greens Phase II	All properties
Beginning cash balance	\$38,310.59	\$29,894.78	\$68,205.37
+ Additions to cash			
Income	14,723.00	6,190.00	20,913.00
Owner contributions	0.00	0.00	0.00
Other additions	0.00	0.00	0.00
- Subtractions from cash			
Expenses	10,653.66	3,865.02	14,518.68
Owner draws	18,660.00	11,800.00	30,460.00
Other subtractions	0.00	0.00	0.00
Ending cash balance	\$23,719.93	\$20,419.76	\$44,139.69
- Adjustments			
Property reserve	0.00	0.00	0.00
Available for payment	\$23,719.93	\$20,419.76	\$44,139.69

Income statement

	Forest Greens Phase I	Forest Greens Phase II	All properties
Income			
Association Fee Income	14,723.00	6,190.00	20,913.00
Total income	\$14,723.00	\$6,190.00	\$20,913.00
Expense			
Attorney Fee	132.83	132.83	265.66

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	Forest Greens Phase I	Forest Greens Phase II	All properties
Cleaning and Maintenance	1,663.74	0.00	1,663.74
Condominium cleaning	500.00	0.00	500.00
Electricity	378.50	185.97	564.47
Internet	1,944.00	945.00	2,889.00
Lawn Care	497.55	497.55	995.10
Management Fees	535.00	535.00	1,070.00
Postage and Delivery	2.50	1.25	3.75
Snow Removal	1,453.50	1,453.50	2,907.00
Telephone	531.29	0.00	531.29
Trash	710.73	0.00	710.73
Water & Sewer	2,304.02	113.92	2,417.94
Total expenses	\$10,653.66	\$3,865.02	\$14,518.68
Net income	\$4,069.34	\$2,324.98	\$6,394.32